

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration and Urban Development Department,- Visakhapatnam Urban Development Authority, Visakhapatnam – Approval of the Industrial Park to an extent of Ac.94.40 cents (Ac12.77 cents Agricultural use and Ac.81.63 cents Residential use) in S.Nos.140, 141, 142/1, 144/2, 145/2, 152/8, 154, 155/p, 245 & 246 of Gambheeram (V), Anandapuram (M), Visakhapatnam – Draft Variation - Confirmation - Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.MS.No. 231

Dated:22.11.2014.

Read the following:-

1. From the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam, Lr.Rc.No .25133/11/L6, Dated: 16.10.2012.
2. Government Letter.No.27612/H2/2012, MA&UD (H2) Department, Dated:21.01.2013.
3. Government Letter.No.27612/H2/2012, MA&UD (H2) Department, Dated:01.02.2014.
4. From the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam, Lr.Rc.No. 25133/11/L6, Dated:.27.02.2014.
5. Government Memo.No.11411/I2/2012, MA&UD (I2) Department, Dated:30.06.2012
6. Government Letter.No.27612/H2/2012, MA&UD (H2) Department, Dated:05.09.2014.
7. Andhra Pradesh Gazette No.339-B, Part-I, Dated:11.09.2014.

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ORDER:-

The draft variation to the land use envisaged in the Master Plan for Visakhapatnam Urban Development Authority / Visakhapatnam Zonal Development plan issued in the Government Memo 6th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.339-B, Part-I, Dt:11.09.2014. In the reference 4th read above the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam has enclosed the paper publication in which the draft variation was published and also reported that the applicant has paid an amount of Rs.1,99,66,914/- towards land conversion charges. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr. D. SAMBASIVA RAO
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase,
A.P., Hyderabad.
The Vice Chairman,
Visakhapatnam Urban Development Authority, Visakhapatnam.

Copy to:

The applicant through Vice Chairman,
Visakhapatnam Urban Development Authority, Visakhapatnam.

(PTO)

The Commissioner,
Greater Visakhapatnam Municipal Corporation, Visakhapatnam.
The Special Officer & Competent Authority,
Urban Land Ceiling, Visakhapatnam.
The District Collector, Visakhapatnam District, Visakhapatnam.
SC/SF.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345 M.A. & U.D. (H2) Department, dated 30.06.2006, proposed in exercise of the powers conferred by Sub-section (2) of Section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975) read with Rule 13-A of Urban Development Authority (Visakhapatnam) Rules, 1977 is hereby published as required by Sub-section (3) of the said Section.

VARIATION

The site falling in T.S.No./Sy.Nos.140, 141, 142/1, 144/2, 145/2, 152/8, 154, 155/P, 245 & 246 of Gambheeram (V), Anandapuram (M), Visakhapatnam District to an extent of Acs 94.40 cents, the boundaries of which are given in the schedule below, which is presently earmarked for partly Residential use and partly Agriculture use in the Zonal Development Plan/ Master Plan of Visakhapatnam, sanctioned in G.O.Ms.No.345 M.A. & U.D. (H2) Department, Dt:30.06.2006 is now designated as Industrial land use by variation of change of land use, as the land is alienated in favour of APIIC and Industrial Layout is already developed by APIIC subject to not to allot land without approval of layout from Competent Authority as shown in Map No.7/12, which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam and subject to the following conditions; namely:-

1. That the applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority before issue of confirmation orders.
2. That the applicant shall hand over the land for road widening if any on free of cost to the concerned authority through Registered Gift Deed.
3. That the applicant shall obtain approval of building plans for construction of buildings from the concerned as per rules in force.
4. That the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. Any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Land in S.No.142/2, 143, 145, 146, 152 &153 of Gambheeram Village
East : Existing 200'-0" wide NH-5 & it is proposed as 80.00 mts wide road
South : Land in S.Nos 139, 156, 157, 158 & 159 of Gambheeram Village
West : Land in S.No.68 of Gambheeram Village

**Dr. D. SAMBASIVA RAO
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER